



THE
A-TEAM

**RE/MAX
FIRST**

312 WHITECAP Way, Chestermere T1X 0C5

MLS®#: **A2186034** Area: **Lakepointe** Listing Date: **01/12/25** List Price: **\$699,900**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2015**
 Lot Information
 Lot Sz Ar: **4,589 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,920**
 Low Sqft:
 Ttl Sqft: **1,920**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Many Trees,Street Lighting,Pie Shaped Lot,Private,Secluded**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

Construction: **Aluminum Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 8`0"	2pc Bathroom	Main	5`5" x 4`6"
Foyer	Main	3`5" x 3`10"	Living Room	Main	18`6" x 13`6"
Dining Room	Main	9`3" x 13`1"	Kitchen	Main	9`5" x 13`9"
Mud Room	Main	5`5" x 6`0"	Pantry	Main	5`5" x 3`6"
Bedroom	Second	10`0" x 12`3"	Walk-In Closet	Second	6`0" x 3`6"

Bedroom	Second	11`6" x 10`6"	4pc Bathroom	Second	5`3" x 8`9"
Laundry	Second	7`2" x 5`4"	Bedroom - Primary	Second	14`6" x 14`1"
Walk-In Closet	Second	6`9" x 4`10"	5pc Ensuite bath	Second	8`11" x 12`8"
3pc Bathroom	Basement	4`9" x 9`10"	Bedroom	Basement	10`11" x 10`5"
Walk-In Closet	Basement	6`9" x 4`0"	Kitchen With Eating Area	Basement	14`2" x 7`5"
Furnace/Utility Room	Basement	8`9" x 11`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2**
 Legal Desc: **1212414**

Remarks

Pub Rmks: **OPEN HOUSE SUN JAN 19 12-3!!! Nestled in a serene family-friendly neighborhood, this beautiful duplex is a rare gem at almost 2600sq ft of living space and situated on an extra large pie-shaped lot! A convenient pathway right beside the property provides privacy and leads directly to a playground, dog park, and Chestermere lake, offering year-round outdoor activities just steps from your door! With an easy 25-minute commute to downtown and only 10 minutes to the city's East side, this location truly combines convenience with functionality! The home has great curb appeal and feels welcoming and bright with an upgraded double-wide door and spacious front entrance. The main floor is welcoming, thoughtfully designed and open-concept. The living room feels big but cozy with a gorgeous gas fireplace and the space flows seamlessly into the dining area. Sliding glass doors open onto a large deck and patio perfect for those Summer gatherings! The backyard is professionally landscaped, fully fenced and has a firepit with sitting area, offering a gorgeous, private outdoor retreat! The kitchen is perfect for entertaining, featuring an oversized granite island with sit up bar with lots of room for about 6 stools, stainless appliances, and a large walk-through pantry and mudroom that lead to your heated, double car garage. The garage itself boasts freshly painted walls and floors as well as tons of built-in shelving. Upstairs, a spacious bonus room filled with natural light serves as a versatile gathering space. The second floor also includes two generously sized bedrooms, both with large walk in closets, a 5pc bathroom, as well as a laundry room with lots of storage. The primary suite is a true sanctuary, offering a huge walk in closet and spa-like ensuite complete with a dual vanity, soaker tub, and separate shower. The lower level has been fully developed into a turnkey one-bedroom illegal suite with a private entrance, separate heat, and its own laundry facilities! The basement features a fully furnished bedroom, complete with linens and a TV, a bright living room that opens into a dining area and fully-equipped kitchen with TONS of cabinets a refrigerator, stove, hood fan, dishwasher, and even all of the dishes and cookware are included! It's all been thought of here! This illegal suite is move-in ready! A private deck for barbecuing and extra-large upgraded windows make this space feel like a main-floor unit, filled with light, high ceilings and all of the comforts of home! This home also comes with a unique opportunity—the basement is nearly legal, requiring only minor updates, such as a fireproof door and drywall in the utility area, to meet legal requirements. With its functional design, upgraded features, and ideal location close to the beach, parks, and community amenities, this home is perfect for individuals, couples or families of any size to enjoy a vibrant and active lifestyle in the heart of Chestermere!**

Inclusions: **Furnished lower suite, Fully stocked kitchen (all dishes & appliances) microwave, refrigerator, stove, stove fan, couch, coffee tables, lamps, bedroom suite with linens, washer and dryer.**

Property Listed By: **RE/MAX Key**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









